Karen Johnson Davidson County
Batch# 505398 DEEDWARR
10/30/2020 02:07:30 PM 3 pgs
Fees: $18.00 Taxes: $192.87
20201030-0127083

Prepared by:
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SHERI ENGEL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $52,125.00

Affiant

Subscribed and sworn to before me this 26rd day of October, 2020.

Notary Public
My commission expires: 12-18-2023

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Roberth Lamer 4665 San Siro Dr, Sarasota, FL 34235	Same	044-15-0B-002.00-C

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Derrick Sandoval, a married man** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Roberth Lamer, an unmarried man** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit B, together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions for Cottages At Debow Street, of record as Instrument No. 20140808-0071503 and being shown on Plat attached thereto as Exhibit "C", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Derrick Sandoval, a married man, by deed from Mark Allen Rothschild and wife Soraya Elizabeth Kashani, of record in Instrument No. 20200415-0039484, Register's Office for Davidson County, Tennessee, and dated April 9, 2020.

This conveyance is made subject to the following:

1. All matters appearing on the plan of record in Plat Book 1835 Page 52 and Plat Book 1424 Page 65 Register's Office for Davidson County, Tennessee.

2. Easement of record in Instrument No. 20060731-0092631 Register's Office for Davidson County, Tennessee.

3. Charter of record in Instrument No. 20140814-0073796 Register's Office for Davidson County, Tennessee.

4. Subject to the Covenant, Condition, or Restriction, recorded as Instrument #20140808-0071503 Register's Office for Davidson County, Tennessee.

5. Easement as contained in deed of record in Instrument No. 20060731-0092631 Register's Office for Davidson County, Tennessee.

6. Subject to the Covenant, Condition, or Restriction, recorded as Instrument #20140808-0071503 in the official records of the Davidson County Register of Deeds.

7. All matters appearing on the plan of record in Plat Book 1835 Page 52 and Plat Book 1424 Page 65 Register's Office for Davidson County, Tennessee.

8. Charter of record in Instrument No. 20140814-0073796 Register's Office for Davidson County, Tennessee.

This property is improved property known as 900 Dodson Street, Nashville, TN 37138

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 26rd day of October, 2020.

Derrick Sandoval by Krista Wilhite his attorney in fact.
Derrick Sandoval by Krista Wilhite, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 26th day of October, 2020 before me personally appeared Krista Wilhite to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Derrick Sandoval acknowledged that such person executed the same as the free act and deed of Derrick Sandoval.

Sheri Engel
Notary Public
My Commission expires 12-18-2023

SHERI ENGEL
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

I Dana Thomas do hereby make oath that I am a licensed and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dana Thomas, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 23rd day of August, 2018.

Notary Public

My Commission expires: 03/31/21

EMILY HOBBY
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY